

JESS MEADOWS, MANAGER

1555 E FLAMINGO RD - SUITE 254 - LAS VEGAS, NEVADA 89119 • OFFICE (702) 215-2809
Email: jmmgmt@hotmail.com • FAX (702) 215-2810

RESIDENTIAL LEASE AGREEMENT

This Agreement, entered into this 1st day of August 2011 between Jess Meadows, Manager hereinafter called Lessor, and ~~Michael H. Hest~~ hereinafter called Tenant(s), which parties hereby agree as follows:

1. **PROPERTY:** Lessor leases to Tenant and Tenant hires from Lessor the "premises" described as: 4204 SUNRISE AVE LAS VEGAS NV 89110, inventory property if any, to be attached as Addendum 1.
2. **TERM:** The term of this lease shall be for 6 months, starting August 1, 2011
3. **RENT:** Rent shall be \$795 per month, payable on or before the first day of each and every calendar month. If the first of the month falls on a weekend or holiday, it is the Tenant's responsibility to make sure that rent is received before the fifth of the month. Tenant shall be assessed a late charge of ten (10%) percent of monthly rent. Tenant is aware that rent payments are to be mailed to:

Jess Meadows, Manager
1555 E Flamingo Suite 254
Las Vegas, Nevada 89119

Tenants who pay in cash or money orders must call (702) 215-2809 ahead of time to schedule a time to make payments at the above office. Failure by Tenant to pay rent or other charges promptly when due or to comply with any applicable provisions of the laws of the State of Nevada shall, at the option of the Lessor, terminate this tenancy upon giving proper notice as set forth in the Residential Landlord and Tenant Act contained in Nevada Revised Statutes 118. After giving proper credit to the Tenant of any monies held in the Tenant's account, Lessor may at its option issue a proper itemized statement to the Tenant noting the amount owed by the Tenant and may thereafter pursue at its option any legal means of collection.

4. **NON-SUFFICIENT FUNDS:** Tenants will pay to Lessor Fifty Dollars (\$50.00) each for any check(s) returned by the bank for non-sufficient funds, "bounced checks". There will only be one (1) transaction that this can happen, after that all rent and monies due will be paid in cash or cashier's check. Tenant will also be liable for late charges and other fees identified in the agreement.

5. **LATE CHARGE:** Tenant assumes full responsibility of on-time payment of rent, and further agrees that should rent be received at the above address after the fifth day of each and every

Landlord  /Date 8-1-11
Tenant AH /Date 8-1-11

month there will be a late penalty of ten (10%) percent of monthly rent payment. Tenant acknowledges that late payment of rent may cause Lessor to incur costs and expenses, the exact amount of such costs being difficult and impractical to fix. Such costs may include, but are not limited to, processing and accounting expenses, late charges that may be imposed on Lessor by terms of any loan secured by the property, costs for additional attempts to collect rent office/administrative fees, and preparation of notices. Therefore, if any installment of rent due from Tenant is not received by Lessor within one (1) calendar day after due date, Tenant shall pay Lessor all additional costs in connection with collecting delinquent rent. Acceptance of any late charge shall not constitute a waiver of the Tenants default with respect to the past due amount or prevent Lessor from exercising any other rights and remedies under this agreement, and as provided by law. Tenant is aware that it is the policy of the Lessor to serve five (5) Day Pay or Quit Notices on the sixth day of each and every month. It is further acknowledged that late charges are deducted first prior to any monies being credited to rent.

6. **SECURITY DEPOSIT**

\$795

as a security deposit. The Tenant may not apply security Deposit against rental payments that may come due during the term of the Lease or renewal of this Lease. Landlord may make repairs of damages caused by Tenant, or by a guest or a Licensee of Tenant, to clean the premises, if necessary, upon termination of tenancy and to replace or return personal property or appurtenances exclusive of ordinary wear and tear. The security deposit will be refunded to the Tenant after the premises are vacated and cleaned to the condition in which received including shampooing carpet. Any charges incurred by the Landlord in cleaning the premises in order to return it to its original condition will be subtracted from the security deposit. Deducted from the security deposit will be additional cleaning costs as a result of pets and for cleaning of oil spots on the driveway and/or in the garage caused by Tenant's automobile(s). If used toward rent or damages during the term of the agreement, Tenant agrees to reinstate said total security deposit upon five-(5) day written notice delivered to Tenant in person or by mail.

The express portion of the security deposit not used as set forth herein shall be refunded to Tenant within thirty (30) days as provided by law. Tenant agrees to give Lessor thirty (30) days written notice of intent to vacate in order to claim any refundable security deposit. Tenant also agrees to showing of property to prospective Tenants during this thirty- (30) day period.

No later than thirty (30) days after the Tenant has vacated the premises the Lessor shall furnish the Tenant with an itemized written statement of the basis for and the amount of any security received and the disposition of the security and shall return any remaining portion of the security to the Tenant.

7. **CLEANING FEE:**

N/A

as a non-refundable, one-time cleaning fee has been received, Tenant is responsible for cleaning of the premises throughout the term of this agreement and thorough cleaning before vacating the premises at the end of this agreement.

8. **CREDIT OR PAYMENT:** Payments will be applied first to sufficient security deposits, then to any outstanding late charges, returned check charges, repair charges, utility charges, constable and eviction charges, then finally to rents due.

9. **UTILITIES:** Electricity, gas, telephone, water, sewer, trash removal and other utilities are not furnished as part of this agreement. Such expenses are the responsibility of and shall be obtained

Landlord [Signature] / Date 8-1-11
Tenant [Signature] / Date 8-1-11

at the expenses of the Tenant. Tenant is to pay when due all utilities and other charges in connection with Tenant's rented premises. Tenant agrees to remit promptly. Tenant's responsibility for these utilities begins at the commencement of this agreement. Lessee shall be responsible for arranging for and paying for all utility services required on the premises except that shall be provided by Lessor.

10. CONDITION OF PREMISES: Lessee stipulates that he has examined the premises and all furniture, furnishings and appliances if any, and fixtures including smoke detector(s) contained therein, and accepts the same as being clean, and in operative condition with the following exceptions:

If Tenant should chose to sign for keys before Tenant/Landlord walk-thru Tenant shall accept property in, as is condition. Landlord is not responsible to improve or repair any items prior to occupancy by Tenant. Landlord will repair or improve those items listed below within a timely manner if said items are not completed prior to the occupancy by Tenant:

11. NUMBER OF OCCUPANTS: Lessee agrees that the demised premises shall be occupied by no more than person(s), consisting of no children under the age of years without the written consent of Lessor.

NAMES OF OCCUPANTS - ADULTS AND CHILDREN

1. Michael White
2. Ray Westfield
- 3.
- 4.
- 5.

The Tenant agrees to pay the sum of twenty-five Dollars (\$25.00) per day for each guest remaining on the premises more than fourteen (14) days. It is expressly understood that this agreement is between the Lessor and each signatory individually and separately. In the event of default by one signatory each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement. Other individuals than those named above without the prior consent of the Lessor shall not occupy the premises.

12. ANIMALS: Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor. If Lessor does authorize a pet there will be a pet deposit of , refundable, provided the pet does no damage to yard or home. No Pets shall be brought on premises without prior written consent of the owner.

13. USE OF PREMISES: The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at anytime during the term of this Lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Tenant shall not disturb, annoy endanger or interfere with other neighbors, Lessee shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy. and preservation of the demised premises, and

Landlord [Signature] /Date 8-1-11
Tenant [Signature] /Date 8-1-11

the sidewalks connected thereto, during the term of this Lease. For purposes of this Agreement, the baby-sitting of three (3) or more children shall constitute a commercial enterprise and therefore not allowed.

14. **QUIET ENJOYMENT:** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold and enjoy the demised premises for the agreed term.

15. **RULES AND REGULATIONS:** Tenant agrees to comply with all IPC'S, bylaws, reasonable rules or regulations, decisions of owner's association which are at anytime posted on the premises or delivered to Tenant, or adopted by owner's association, and to be liable for any fines or charges levied due to violation(s). Lessor may adopt rules and regulations in accordance with the laws of the State of Nevada upon thirty (30) days written notice to the Tenant.

***16. **MAINTENANCE:** Tenant shall properly use and operate all furniture, furnishings and appliances, electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits. Excluding ordinary wear and tear, Tenant shall notify Lessor and pay for all repairs or replacements caused by Tenant's(s) or Tenants invitee's negligence or misuse. Lessor does not insure tenant's personal property. Tenant agrees to change filters in the heating and air conditioning systems at least once every month. Any repairs to the heating or cooling system caused by dirty filters due to Tenant neglect will be the responsibility of the Tenant. Tenant is responsible for all pest control. If microwave stops working, repairs or replacement will be split 50/50 between owner and tenant.

initials date

17. **REPAIRS:** Tenant shall report to Lessor any major defect or natural wear pertaining to plumbing wiring, or construction at once, if however, such repairs were caused by the misconduct or negligence of the Tenant, the Tenant's family, pets licensees or invitees and in the event of such negligence, Tenant will be responsible for the entire cost of repair caused by such misconduct or negligence. Tenant agrees to pay for such maintenance and repairs no later than the monthly payment date following such repairs. Tenant is responsible for and agrees to pay for any damages done by wind or rain caused by leaving windows open and/or by overflow of water, or stoppage or waste pipes, or any other damage to appliances, carpeting or the premises in general that is due to the acts of the Tenant or a guest of the Tenant. Tenant shall bear responsibility for all glass replacement, regardless of cause of damage major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent or visitor, shall be the responsibility of Lessor or his assigns.

18. **ALTERATIONS:** Tenant will make no alterations to the premises without Lessor's consent in writing. All alterations or improvements made with or without consent in and to said premises shall, unless otherwise provided by written agreement between parties hereto, become the property of Lessor and shall remain upon the property and shall constitute a fixture permanently affixed to the premises.

Landlord EM /Date 8-1-11
Tenant AH /Date 8-1-11

19. Tenant agrees to maintain POOL and landscaping if applicable.

Pool: Tenant will maintain the pool in a clean condition. Tenant will purchase and administer all chemical treatments in order to maintain proper acid and PH levels. Tenant will treat pool so that algae and other bacteria do not form in or around pool.

20. LANDSCAPING AND GROUNDS: Tenant agrees to maintain lawns, shrubs and trees. Tenant agrees to water same, keep grass mowed, trees trimmed and in good condition. If Tenant fails to maintain the landscaping in a satisfactory manner, Lessor may have the landscaping maintained by a contractor and charge the Tenant with actual cost at the time when Tenant's rent is due. Tenant will maintain the lawns and gardens in a condition, which is predominant throughout the neighborhood. If contracted, these services are not to exceed none in monthly expenses to the Tenant.

21. RENTER'S INSURANCE: It is advisable that Tenant should obtain renter's insurance as the Lessor's insurance does not cover Tenant's belongings. Lessor shall not be liable for any damage or injury to Tenant or any part thereof, or in common areas thereof, unless such liability is based on the negligent acts or omission of Lessor, his agent or employees, and Tenant agrees to indemnify and hold Lessor harmless from any claims for damages if caused by the negligent acts or omissions of the Tenant or his guest.

22. DAMAGE TO PREMISES: If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employees, family, agents or visitors the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable, but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employees, family, agents or visitors to the extent that Lessor shall decide not to rebuild or repair, the term of this Lease shall end and the rent shall be prorated up to the time of the damage.

23. KEYS: Tenant acknowledges receipt of 1 door key(s), 0 garage openers(s), 0 pool key(s) and 0 mail key(s). At Tenants expense, Tenant may re-key existing locks to unit and shall deliver duplicate keys to Lessor upon installation. Tenant is aware that locks on subject premises are not changed with each new tenancy. There will be a \$100.00 charge for each garage remote not returned.

24. ENTRY: Upon not less than twenty-four (24) hours notice, Tenant shall make the premises available during normal business hours to Lessor, authorized agent or representative, for the purpose of entering to (a) make necessary or agreed services, or (b) show the premises to prospective or actual purchases, mortgagees, Tenants, or contractors. In an emergency, Lessor, authorized agent or representative, may enter the premises, at any time, without prior permission from Tenant. Tenant is aware that there will be inspections of the premises conducted by the Lessor or his agents during each calendar year.

25. ASSIGNMENT AND SUBLETTING: Without the prior written consent of Lessor, Lessee shall not assign this Lease, or sublet or grant any concession or license to use the premises or any part

Landlord [Signature] /Date 8-1-11
Tenant [Signature] /Date 8-1-11

thereof. A consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license, an assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall at Lessor's option, terminate this Lease.

26. **SCREENS:** Lessor will not be responsible for screens. Tenant may put in screens at his own expense only upon written permission of Lessor. If screens are provided, Tenant is responsible for those screens upon vacancy.

27. **HOLDOVER:** Any holding over at the expiration of this Lease shall create a month to month tenancy at a monthly rent of \$ 800 payable in advance. All other terms and conditions herein shall remain in full force and effect until either party shall terminate the same by giving the other party thirty (30) days written notice.

28. **SHALL NOT COMMIT WASTE OR DAMAGE:** Tenant shall not violate any law or ordinance applicable to said premises, nor commit or permit any waste or nuisance in or about said premises. Such violation shall cause immediate termination of tenancy and Tenant shall assume full responsibility for all waste and damage to property. Lessee shall not keep or have on leased premises any article or thing of dangerous, inflammable or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.



29. **DISPLAY OF SIGNS:** During the last thirty (30) days of this Lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy". Signs on the demised premises ad of showing the property to prospective purchasers or Tenants. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

30. **DEFAULT:** If any default is made in the payment of rent or other lawful charges as provided in Lease, payment of utility, comply with the basic obligation imposed on the Tenant by Nevada Law and Landlord Act, compliance with valid provisions of the Lease Agreement thereof, at the times herein before specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the Lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach and termination and forfeiture of the Lease shall not result if within fifteen (15) days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

31. **WAIVER:** The waiver of any breach shall not be construed to be a continuing waiver of any subsequent breach. Acceptance of rent due by Lessee after any default shall not be construed to waive any right of Lessor or affect any notice of legal action heretofore given or commenced.

32. **ATTORNEY'S FEES:** In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

33. **ABANDONMENT:** If at any time during the term of this Lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any

Landlord  / Date 8-1-11
Tenant  / Date 7-1-11

means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then un-expired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the un-expired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

34. **SURRENDER OF PREMISES:** At the expiration of the Lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and wear thereof and damages by the elements excepted.

35. **SUBORDINATION OF LEASE:** This Lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.



36. **THREE DAY INSPECTION:** Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Under the terms of this agreement, it is the Tenant's responsibility to inspect the premises within three (3) days of occupancy. Unless advised IN WRITING to the contrary, it shall be agreed by both parties that the premises are satisfactory in every regard. After the three (3) day period, Tenant is obligated to provide maintenance and repairs according to this agreement. Tenant certifies that they have already done a preliminary inspection of the property and they are aware the three (3) day inspection is for structural and functional items only. All cosmetic items are deemed to be satisfactory or Tenant MUST make note prior to signing lease.

37. **NOTICE:** Notice to Lessor must be served in writing upon Lessor, at least thirty (30) days prior to anticipated vacancy date. Notice may be delivered either personally or sent by registered or certified United States mail, postage prepaid.

JESS MEADOWS, MANAGER
1555 E Flamingo Rd
Suite 254
Las Vegas, Nevada 89119

38. **POSSESSION:** If Tenant abandons or vacates the premises, Lessor may terminate this agreement and regain lawful possession. If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within fifteen (15)

7

Landlord  /Date 8/1/11
Tenant  /Date 8/1/11

days of the commencement of the term hereof.

39. **LIABILITY:** The Tenant shall hold the Lessor harmless against any and all liability or losses arising after the commencement of this lease from any claims, orders, decrees or judgement which may be entered therein.

40. **ADDITIONAL TERMS AND CONDITIONS:**

41. **BINDING EFFECT:** The Covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

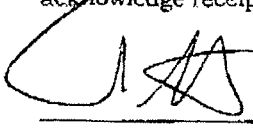
42. **ENTIRE CONTRACT:** Time is of the essence. All prior agreement between the parties are incorporated in this agreement which constitutes the entire contract. Its terms are intended by the parties as a final expression of their agreement with respect to such terms as are included herein and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this agreement constitutes the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this agreement. Nothing contained in the Agreement shall be construed as waiving any of the Lessor's or Tenant's rights under the laws of the State of Nevada.

43. **OPTION TO EXTEND:** Provided that Tenant shall not then be in default hereunder, Tenant shall have the option to extend the term of this Lease for _____ additional _____ upon the same terms and conditions herein contained, except for fixed minimum monthly rental, upon delivery by Tenant to Landlord of written notice of its election to exercise such option(s) at least sixty (60) days prior to the expiration of the original (or extended) term hereof. The parties hereto shall have thirty (30) days after the Landlord receives the option notice in which to agree on the minimum monthly rental during the extended term(s). If the parties agree on the minimum monthly rent for the extended term(s) during that period, they shall immediately execute an amendment to this Lease stating the minimum monthly rent. In the event that there is more than one (1) option to extend the term of this Lease, the parties hereto shall negotiate the minimum monthly rent as set forth herein for each extended term of this Lease. If the parties hereto are unable to agree on the minimum monthly rent for the extended term(s) within said thirty (30) day period, the option notice shall be of no effect and this Lease shall expire at the end of the term. Neither party to this Lease shall have the right to have a court nor other third party set the minimum monthly rent. All other terms and conditions remain in full force and effect throughout the terms of the Lease.

Landlord  /Date 8-1-11
Tenant  /Date 7-1-11

44. **ADDITIONAL TERMS AND CONDITIONS:**

45. **ACKNOWLEDGEMENT:** The undersigned have read the foregoing prior to execution and acknowledge receipt of a copy.


LESSOR OR AUTHORIZED AGENT:

DATE


TENANT PERSONALLY GUARANTEED:

DATE

TENANT PERSONALLY GUARANTEED:

DATE



TENANT PERSONALLY GUARANTEED:

DATE

IN WITNESS WHEREOF, the parties have executed this lease at CLARK COUNTY, the day and year first above written.

Jess Meadows, Manager

9

Landlord  /Date 8-1-11
Tenant  /Date 8-1-11